



Officer Report

Application Number: HGY/2026/1708
Application Type: Approval of details reserved by a condition
Address: Oak Lawn, Compton Avenue, Hornsey, London, N6 4LB
Proposal: Approval of details reserved by conditions 5 (cycle parking) and condition 8 (Construction Management Plan) attached to planning permission with ref: HGY/2025/3500 for minor Material Amendment (S73 Application) to vary Condition 2 (approved Plans) of Planning Permission Ref: HGY/2023/3351 for the demolition and replacement of the existing house. The minor material amendment seeks design revisions to Neo-Georgian, introduction of terrace above porch entrance, stone surrounds and brick quoins, fenestration rearrangement with larger pane casement windows, amendments to rear elevation including new sliding doors and the loss of ground floor bay windows.
Case Officer: Ben Coffie
Valid Date: 16/06/2026
Applicant: Mr and Mrs Vladimir and Irina Skiguine
Agent: Mr Christopher Tredway

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/3500: Minor Material Amendment (Section 73 application) to vary Condition 2 (approved plans) of planning permission HGY/2023/3351, for the demolition and replacement of the existing house at Oak Lawn, Compton Avenue. The amendment sought design revisions to a Neo-Georgian style, including the introduction of a terrace above the porch entrance, stone surrounds and brick quoins, rearrangement of fenestration with larger-pane casement windows, and amendments to the rear elevation including new sliding doors and the loss of the ground floor bay windows. - Approved with Conditions.

2. ANALYSIS/ASSESSMENT

Condition 5 reads:

No development shall take place above ground level until details of secure, covered long-stay cycle parking for the development, including its quantum, design and specification, have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be provided prior to first occupation of the development and shall thereafter be retained for that purpose.

Reason: To ensure the provision of adequate and appropriately designed cycle parking, in accordance with Policy DM32 of the Development Management DPD 2017 and Chapter 10 of the London Plan 2021.

The Transportation Officer's initial response of 16 July 2026 raised three matters in respect of Condition 5:

- that the applicant clearly annotate the quantum and design specification of the proposed long-stay cycle parking on the relevant plans;
- that, as the applicant was proposing solo vertical bike racks rather than Sheffield stand specification, either the design be revised to Sheffield stands or mitigating circumstances for not doing so be outlined;
- and that the applicant specify the nature of security and weatherproofing of the proposed cycle store. On this basis, discharge of Condition 5 was not recommended at that stage.

The above matters were addressed in the revised drawing (Proposed Basement Plan, drawing no. 139/SK_06, Rev A, dated 05/08/2026) submitted by the applicant.

The Transportation Officer, in response of 6 August 2026, confirmed that, although not ideal in respect of the proposed cycle parking specification, the mitigating circumstances put forward are accepted, and that no further issues arise. The submitted details, including the annotated quantum, design, security and weatherproofing of the proposed cycle store, are considered acceptable on this basis, and it is recommended that Condition 5 be discharged.

Condition 8 reads:

No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include, but not be limited to, details of: the proposed start and end dates for each phase of construction; proposed working hours, including hours within which vehicles will arrive and depart; the typical sizes, frequency and times of day of vehicles requiring access to the site; parking and loading arrangements for construction vehicles and the delivery of materials and plant, including how early, late and unexpected deliveries will be managed; and measures to manage traffic associated with the development in order to reduce congestion. Development shall be carried out in accordance with the approved Plan.

Reason: To safeguard highway safety and the amenity of the area during construction, in accordance with Policies T4, T7 and D14 of the London Plan 2021 and Policy DM1 of the Development Management DPD 2017.

The Transportation Officer's response of 16 July 2026 raised five matters in respect of Condition 8:

- that the proposed start and end dates for each phase of construction be updated to reflect a later commencement date;
- that proposed vehicle arrival and departure hours commit to avoiding high peak hours (08:00–09:00 and 17:00–18:00) and school pick-up/drop-off times (08:00–09:00 and 15:00–16:00);
- that a summary trip generation table be provided, setting out typical vehicle sizes and the approximate frequency and times of day of site access, by works phase;
- that parking and loading arrangements outline how early, late and unexpected deliveries will be dealt with;
- and that details be provided of how traffic associated with the development will be managed to reduce congestion, including green/reverse logistics measures.

In response, the agent submitted a revised Traffic Management document prepared by the appointed groundworks subcontractor (JB Structures).

The Transportation Officer, in response of 6 August 2026, confirmed that the additional information addressed the comments raised, and that no further issues arise. The submitted Traffic Management details are considered acceptable, and it is recommended that Condition 8 be discharged.

3. RECOMMENDATION

GRANT DISCHARGE of Conditions 5 and 8 attached to planning permission HGY/2025/3500.